

Type of Application	Charge 2025-2026 (£)
<b>Prior Approval Applications</b>	
Prior Approval Applications (Householder Extensions)	240.00
Prior Approval applications for permitted development rights for change of use from a Retail (Use Class A1 or A2) Use or a Mixed Retail and Residential Use to a Use Class C3 (Dwellinghouse)- charge is per application (In line with National Planning Fee increase on 6th December 2023)	240.00
<b>Lawful Development Certificates</b>	
Lawful development certificate applications: Application for an existing use as one or more dwellings (fee per dwelling)	Same as planning application fee
Lawful development certificate applications: Application for a proposed use or operation	The fee is half that of an equivalent planning application
<b>Advertisements</b>	
Advertisement applications: Relating to the business or premises- charge is per application	168.00
Advertisement applications: Advance signs directing the public to a business- charge is per application	168.00
Advertisement applications: Other advertisements- charge is per Application	588.00
<b>Householder Applications</b>	
Planning Application: Alterations or extensions to a single dwelling,	528.00
Planning Application: Works within/ along the boundary of the existing dwellinghouse	262.00
Non-material amendments: Residential extensions	44.00
Submission of details pursuant to planning permission: Householder. Where the conditions refer to more than one application a fee needs to be paid on all applications	86.00
<b>Outline Planning Applications</b>	
<i>Outline Planning Applications: New Dwellings</i>	
Erection of dwellings on sites less than 0.5 hectares	588 for each 0.1 hectare
Erection of dwellings on sites between 0.5 hectares and 2.5 hectares	635.00 for each 0.1 hectare
Erection of buildings (other than dwellings) on sites more than 2.5 hectares – Maximum fee: £202,500	15,695 + 189.00 for each 0.1 hectare in excess of 2.5 Ha
<i>Outline Planning Applications: New Buildings other than Dwellings</i>	
Erection of buildings (other than dwellings) on sites less than 1 hectare	588 for each 0.1 hectare
Erection of buildings (other than dwellings) on sites between 1 hectares and 2.5 hectares	635.00 for each 0.1 Hectare
Erection of buildings (other than dwellings) on sites more than 2.5 hectares – Maximum fee: £205,943	15,695.00 + £189.00 for each 0.1 hectare in excess of 2.5 Ha

<b>Full Planning Applications</b>	
<i>Full Planning Applications: New Dwellings</i>	
Full planning applications: Alterations or extensions to existing dwellings - two or more dwellings	1,043.00
Erection of new dwellings up to and including 10 dwellings	588.00 for each dwelling
Erection of new dwellings, between 10-50 dwellings	635.00 for each dwelling
Erection of new dwellings- for each additional dwellings in excess of 50 dwellings - Maximum fee: £411,885.00	31,385 + £189 for each extra dwelling in excess of 50 dwellings
<i>Full Planning Applications: Buildings other than agricultural, glasshouses, plant or machinery</i>	
Erection of buildings (other than dwellings, agricultural, glasshouse or plant nor machinery) - where no floor space, or less than 40sq.m additional floor space, is to be created.	298.00
Erection of buildings (other than dwellings, agricultural, glasshouse or plant nor machinery) - where more than 40sq.m and less than 75sq.m additional floor space is to be created.	588.00
Erection of buildings (other than dwellings, agricultural, glasshouse or plant nor machinery) - more than 75sq m but no more than 3,750 sq m.	635.00 (For each 75sqm)
Erection of buildings (other than dwellings, agricultural, glasshouse or plant nor machinery) - for more than 3,750 sq m - Maximum fee: £411,885.00	31,385 plus 189 for each 75 Square Meters in excess of 3,750 square metres
<i>Full Planning Applications – Agricultural Land</i>	
Erection of glasshouse (on land used for agriculture or agricultural purposes - where the area of additional floor space is not more than 465sq.m.	122.00
Erection of glasshouse (on land used for agriculture or agricultural purposes - where the area of additional floor space is more than 465sq.m but less than 1,000 sq m	3,280.00
Erection of glasshouse (on land used for agriculture or agricultural purposes - where the area of additional floor space is more than 1,000 sq m	3,542.00
Erection of building (on land used for agriculture or agricultural purposes) - where the area of additional floor space is not more than 465sq.m	122.00
Erection of building (on land used for agriculture or agricultural Purposes) - where the area of additional floor space is more than 465sq.m but not more than 540 sq m	588.00
Erection of building (on land used for agriculture or agricultural Purposes) - where the area of additional floor space is more than 540 sq.m but not more than 1,000 sq m.	£588 for first 540 square metres + £588 for each additional 75 square metres (or part thereof) in excess of 540 square metres
Erection of building (on land used for agricultural or agricultural purposes) – where the area of additional floorspace is more than 1,000 sqm, but not more than 4,215sqm	£5,077 for first 1000 square metres + £635 for each additional 75 square metres (or part thereof) in excess of 1000 square metres
Erection of building (on land used for agriculture or agricultural	31,385 plus £189 for

Purposes) - where the area of additional floor space is more than 4,215 sq m. Maximum fee: £411,885.00	each additional 75 sq m in excess of 4,215 square metres
<i>Full Planning Applications – Plants and Machinery</i>	
Application to determine whether prior approval is required for agricultural or forestry buildings, residential demolition	240.00

Erection, alteration or replacement of plant and machinery - where the site area does not exceed 1 hectare	588.00 for each 0.1 Ha
Erection, alteration or replacement of plant and machinery - where the site area exceeds 1 hectare but is less than 5 hectares	635.00 for each 0.1 Ha
Erection, alteration or replacement of plant and machinery - where the site area exceeds 5 hectares. Maximum fee: £405,000.00	31,385 plus £189 per 0.1 hectare
<i>Full Planning Applications: Applications for works other than buildings</i>	
Waste (Use of land for disposal of refuse or waste materials or deposit of material remaining after extraction or storage of minerals) - where the site area does not exceed 15 hectares	321.00 for each 0.1 hectare
Waste (Use of land for disposal of refuse or waste materials or deposit of material remaining after extraction or storage of minerals) - where the site area is more than 15 hectares. Maximum fee: £105,300.00	47,963 plus £189 for each 0.1 hectares in excess of 15 hectares
Any operations connected with exploratory drilling for oil or natural gas of site not more than 7.5 hectares	698.00 for each 0.1 hectare
Any operations connected with exploratory drilling for oil or natural gas of site more than 7.5 hectares Maximum fee: £405,000.00	52,269 plus £207 for each additional 0.1 hectares over 7.5 Ha
Any operations (other than exploratory drilling) for the winning and working of oil or natural gas of site not more than 15 hectares	353.00 for each 0.1 hectare
Any operations (other than exploratory drilling) for the winning and working of oil or natural gas of site more than 15 hectares. Maximum fee: £105,300	52,886 plus £207 for each extra 0.1 hectare over 15 hectares
Other Operations (winning and working of minerals) excluding oil and natural gas for site area not more than 7.5 hectares	321.00 for each 0.1 hectares
Other Operations (winning and working of minerals) excluding oil and natural gas for site area more than 7.5 hectares Maximum fee: £105,300	47,963 plus £189 for each 0.1 hectares over 7.5 hectares
Car parks, service road or other accesses for existing uses	298.00
Other Operations (not coming within any of the above categories). Maximum fee: £2,535	298.00 for each 0.1 Ha
<b>Permission in Principle</b>	
Site area	512 for each 0.1 hectare
<b>Change of Use</b>	
Change of use of a building to use of up to 10 separate dwellings	588 for each dwelling
Change of use of a building to use between 10 and 50 separate dwellings	635 for each dwelling
Change of use of a building to use of more than 50 dwellings. Maximum fee: £405,000.00	31,385 + £189 for each additional dwelling over 50
Other changes of use of a building or land	588

<b>Concessionary Fees</b>	
Concessionary fees and exemptions: Development crossing planning boundaries, requiring several applicants	150% of fee, paid to the authority having the larger site but calculated for the whole scheme, and subject to the special ceiling
Concessionary fees and exemptions: Disabled people - works to improve disabled people's access to a public building, or to improve their access, safety, health or comfort at home	0.00
<b>Other Planning Applications</b>	
Variation or removal of a condition - Householder	86.00
Variation or removal of a condition – Non Major (Other than Householder)	586
Variation or removal of a condition – Major Development	2,000
Submission of details pursuant to planning permission: Non-householder/commercial. Where the conditions refer to more than one application a fee needs to be paid on all applications	298.00
Non-material amendments: All other development	298.00
Telecommunications	588.00